

## **FREDERICK COUNTY BOARD OF APPEALS MEETING MINUTES FOR Thursday, January 26, 2012.**

Alan Duke, Chair, called to order the regular meeting of the Frederick County Board of Appeals ("Board") for Thursday, January 26, 2012 at 7:00 p.m. in the 1<sup>st</sup> Floor Hearing Room in Winchester Hall. Present were Mike Bowersox, Robert Fenimore, John Capoccia and Carole Jaar Sepe. Also present were Michael Chomel, Senior Assistant County Attorney, and Community Development Division staff Larry Smith, Zoning Administrator; Craig Terry, Planner; and Erica Cooke, Recording Secretary.

*Official Minutes of the Board of Appeals' meetings are kept on file in the Community Development Division.*

The Chair stated the rules and procedures for the hearing.

### **Approval of Minutes**

On a motion from Mr. Bowersox, seconded by Mr. Capoccia, the Board approved the minutes of December 15, 2011 (Yea 4, Nay 0, Abstain 1-Sepe)

### **Cases**

The Chair swore in all persons who expected to testify at the meeting.

#### **B-11-18      John F. & Karen L. Tredway**

An application was filed for a Special Exception approval to construct an accessory structure of 3200 square feet for a Home Occupation, located on the northwest side of Rosswood Drive (12140 Rosswood Drive), Tax Map 89, Parcel 244, Lot 23. Zoned Residential-1 (R1) and Resource Conservation (RC).

The Applicant requested a continuance in order to work with his neighbor regarding alternative options for the structure.

On a motion from Mr. Bowersox, seconded by Mr. Fenimore, the Board granted a continuance to the February 23, 2012 hearing. (Yea 5, Nay 0, Abstain 0)

#### **B-11-17      Ajay & Renu Prakash**

An application was filed for a special exception to establish a Country Inn, located on the south side of Old National Pike (5509 Old National Pike), Tax Map 66, Parcel 291. Zoned Agricultural (AG)

On a motion from Ms. Sepe, seconded by Mr. Bowersox, the Board unanimously granted the special exception request with conditions to be included in the Findings and Decisions on the basis of the Applicant having satisfied the requirements set forth in Sections 1-19-3.210 and 1-19-8.333. (Yea 5, Nay 0, Abstain 0)

**Closing** – The Chair announced that the next meeting will be held on February 23, 2012.

Being no further business, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Carole Jaar Sepe, Vice Chair  
Recording Secretary

\_\_\_\_\_/s/  
Alan Duke, Chair